

**APPROVED 5-8-03**



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
APRIL 17, 2003  
MINUTES**

**PRESENT:** Wayne Ecton, Councilman  
E.L. Cortez, Vice Chairman  
Steve Steinberg, Planning Commission Member  
Anne Gale, Design Member  
Jeremy Jones, Design Member  
Raymond Potter, Design Member  
Michael Schmitt, Design Member

**STAFF:** Tim Conner  
Tim Curtis  
Kroy Ekblaw  
Jayna Shewak  
Bob Wood

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:10 p.m.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**OPENING STATEMENT**

**COUNCILMAN ECTON** read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

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April 03, 2003 Development Review Board Minutes

**VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE APRIL 03, 2003 MINUTES AS PRESENTED. SECOND BY MR. STEINBERG.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

9-PP-2003 Canyon VI at DC Ranch (Parcel 6.8)  
Preliminary Plat  
Deer Valley Rd Alignment, east of  
Saguaro Canyon Trail  
Swaback Partners, LLC, Architects

**MS. GALE** stated they are hearing from some homeowners who would like access to our Mountain Preserve. She inquired if there are any trail access points in this area or should there be. She further inquired what the guideline was that they should be using regarding securing access points early on so they do not have to fight for them later.

**MS. SHEWAK** stated she is not aware of any trail nodes that would effect this particular plat approval. She further stated normally what happens is the trail nodes are stipulated in the zoning cases and then brought forward. If a developer is required to dedicate something on a final plat or deed some land to the City this is the time we set those wheels in motion. She reported the trails staff has reviewed the DC Ranch projects and they did not raise that as an issue or as a question.

**MS. GALE** inquired if DC Ranch in fact has planned accesses to the Preserve. Ms. Shewak stated DC Ranch has a Trails Master Plan that does tie into the City's over-all trails master plan.

**MR. EKBLAW** stated as part of the acquisition of Preserve land from DC Ranch and part of the master planning in working with both the preserve staff and the trails staff there are access points planned. They do not want access until all of it has been designed and accommodated for. It has been accommodated for within the entire master plan community to the satisfaction of DC Ranch and our staff.

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**MS. GALE** stated so the public can drive into DC Ranch and park and access a trail or is preserved only for DC Ranch residents. Mr. Ekblaw stated there would be points where the residents will have direct access and there will be other points for people to walk and have access. He further stated the preserve staff has designed a varying level of access points.

Ms. Gale stated they are all becoming increasingly aware that the perception is that we are buying preserve land and it is preserved especially for certain communities and certain neighborhoods. She further stated they need to be sure they are clear of that comment. Mr. Ekblaw provided additional information where access points are within DC Ranch for both the public and DC Ranch residents. He suggested they have the preserve staff provide an update on the access plans for the entire Preserve at a future study session.

**COUNCILMAN ECTON** stated he felt that it would be good to educate them. He further stated the City is going to great pains to make sure there is access in certain places and the general public is maybe not aware of all of the access points and how to get to the Preserve.

**MS. GALE** stated it was nine years before they had access to Pinnacle Peak so they need to be careful about what they are doing.

34-DR-2002                      Subway Regional Office  
   Site plan and Elevations  
   8674 E. San Alberto  
   Architecture Plus Ltd, Architects

**MS. SCHMITT** stated they received a modified site plan this afternoon that shows the building being moved south. He requested information behind the reasoning for doing that. Ms. Shewak stated they are moving the building south so they can put all of the storm water storage basins in the rear of the property and this will help manage the flow.

**MR. STEINBERG** inquired if staff has any concern regarding the placement of the electrical traffic signal equipment that fronts the space. It seems like a blind spot for vehicles leaving this proposed area. Ms. Shewak stated that has been an issue in this office park for quite sometime. She further stated it is not a great situation but people can still see around the equipment cabinets. She reported APS has indicated to these property owners it would be quite an expensive proposition to move that cabinet. Mr. Steinberg stated he felt it should be moved if possible from a safety point of view as well as aesthetically.

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Mr. Steinberg stated the west elevation seems bland. He inquired if there is anything they can do to embellish the west elevation. Ms. Shewak stated when they reviewed the project they did look at what could be done to the west elevation but noted it is very close to the proximity of the adjacent building and they questioned whether that would be a needed improvement.

**COUNCILMAN ECTON** inquired about the cost of moving the equipment cabinet. Ms. Shewak she did not know but has been told in the past it would be around \$30,000 but she could be wrong.

**MR. JONES MOVED TO APPROVE CASES 9-PP-2003 AND 34-DR-2002.**

**SECOND BY VICE CHAIRMAN CORTEZ WITH THE ADDED STIPULATION TO CASE 9-PP-2003 THAT THERE BE NO MASS GRADING. ON CASE 34-DR-2002 THAT THE REVISED SITE PLAN GRADING AND DRAINAGE PLAN IS INCORPORATED INTO THE CASE.**

**MR. JONES** stated he would agree with those stipulations.

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:27 p.m.

Respectfully Submitted

"For the Record" Court Reporters

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